

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 040502

PERMIT ISSUED
MAY 12 2004
CITY OF PORTLAND

This is to certify that Chaiklin Rebecca &

has permission to Reconfigure Unit B floorplan

AT 38-40 Eastern Promenade Unit B

003 K008001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in.
24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 6/23/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0502	Issue Date: MAY 12 2004	CBL: 003 K008001
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PERMIT ISSUED

CITY OF PORTLAND

Location of Construction: 38-40 Eastern Promenade Unit B	Owner Name: Chaiklin Rebecca &	Owner Address: 80 Varick St # 9b	Phone: 7-414-1336
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: 6 unit condominium bldg. still under single ownership: Unit B	Proposed Use: Unit B w/reconfigured floorplan	Permit Fee: \$291.00	Cost of Work: \$30,000.00	CEO District: 1
Proposed Project Description: Reconfigure Unit B floorplan		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group. R2 Type: 53 6/23/04	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
<i>Legal use - 6 condominium dwelling units</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature:	Date:	

kwd	04/27/2004	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan late:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied late:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>	
	<i>to remain condos only</i>			

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0503	Issue Date:	CBL: 003 K008001
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Location of Construction: 38-40 Eastern Promenade Unit A	Owner Name: Chaiklin Rebecca &	Owner Address: 80 Varick St # 9b	Phone: 917-414-1336
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone:

Past Use: 6 unit condominium: still under single ownership: Unit A	Proposed Use: Unit A w/reconfigured floorplan	Permit Fee: \$291.00	Cost of Work: \$30,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: Reconfigure Unit A floorplan	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: .kwd	Date Applied For: 04/27/2004	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

04-0502

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

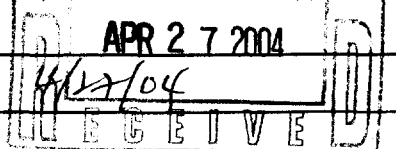
Unit B

Location/Address of Construction: <u>38B Eastern Promenade 38-40</u>		
Total Square Footage of Proposed Structure <u>1434</u>	Square Footage of Lot <u>4LL9</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>003</u> Block# <u>K</u> Lot# <u>008</u>	Owner: <u>38-40 Eastern Promenade</u> <u>Anthony Nicolich LLC.</u>	Telephone: <u>97-414-1336</u>
Lessee/Buyer's Name (If Applicable) 61111111111111111111	Applicant name, address & telephone: <u>Anthony Nicolich</u> <u>20 Vance St, Apt 9B</u>	Cost Of Work: \$ <u>30,000</u> Fee: \$ <u>241.00</u>
Current use: <u>Condominium conversion of former rental apartment unit 187-6</u>	New York, NY <u>Condominium</u>	
If the location is currently vacant, what was prior use: <u>rental apartment in bldg</u>		
Approximately how long has it been vacant: <u>30 days</u>		
Proposed use: <u>Condominium (see file)</u>		
Project description: <u>minor reconfiguration, new kitchen renovate existing Bathroom, Add second Bathroom, interior finishes</u>		
Contractor's name, address & telephone: <u>Anthony Nicolich 97-414-1336</u>		
Who should we contact when the permit is ready: <u>Anthony Nicolich</u>		
Mailing address: <u>c/o Blm Merton 49 Parkman St, Portland</u> or <u>Blm Merton 553-2614</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to the jurisdiction. in addition, if a permit for work described in this application is issued, I certify that the Code Officer shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: <u>4/27/04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

CK 1238

taxe Eli per Linda McLeod 4/27/04

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0534	Date Applied For: 05/19/2003	CBL: 003-K008001
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Location of Construction: 38 Eastern Promenade	Owner Name: Chaiklin Rebecca &	Owner Address: 80 Varick St # 9b	Phone: 917-414-1336
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Business Name:	Contractor Name:	Contractor Address:	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion
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Proposed Use: Six Unit Condominium	Proposed Project Description: Conversion of 6 units to Condominiums
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/25/2003
Note: 5/20/03 No tenant forms attached - see letter **Ok to Issue:**
 6/2/03 Owner was in office and I gave him a copy of my letter and explained what was needed.
 7/3/03 received tenant forms

1) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.

2) This is NOT an approval for an additional dwelling unit. **You** SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

3) This property shall remain a six (6) family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 07/31/2003
Note: **Ok to Issue:**
 1) No construction is authorized by this permit, simply a change in the form of ownership.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 07/28/2003
Note: **Ok to Issue:**
 1) the boiler shall be protected with a one hour fire enclosure or smoke protected with a domestic sprinkler
 2) vertical openings shall be fire-rated of a minimum of one hour rating

Handwritten signature and initials, possibly 'M. Nugent' or similar, with a large checkmark or 'OK' written next to it.